

TENANTS, HOLDING OVER.

A SUPPLEMENT (as concerns the City of Baltimore,) to the Act, entitled, an Act to provide a summary mode of recovering the possession of Lands and Tenements, holden by Tenants, for years, or at will, after the expiration of their terms.—1831, ch. 318.

Preamble.

WHEREAS, much difficulty and injury has arisen from the long period of notice now required for the ending of tenancies, from year to year, and for shorter periods; and from the vexatious withholding, by tenants, of the demised premises, availing themselves of the defects of the act to which this is a supplement, in reference to the means for the requisite proof, and to the compliance with the terms and conditions prescribed by that act, for the speedy and rightful recovery by landlords of the possession of the premises; therefore,

Term of tenancy established.

SEC. 1. *Be it enacted, by the General Assembly of Maryland,* That from and after the passage of this act, every tenancy, from year to year, or from any lesser period, to such lesser period now existing, or that shall hereafter exist, of any lands or tenements within the city of Baltimore, shall, (unless it be otherwise specially agreed) be deemed and taken to be determinable at the election of the lessor or of the tenant at the end of the year, or lesser period aforesaid, of the tenancy; notice thirty days, and in cases of tenancies from year to year, ninety days before such end, being first given by the lessor, to the said tenant, to quit the premises, or thirty days notice by the tenant, in either case to the lessor, of the said tenant's intention of quitting the same.

Notice required for quitting.

Such notice made legal.

SEC. 2. *And be it enacted,* That the said notice by said lessor, shall suffice to end such tenancy, and at the same time to serve and avail as, and for, and instead of, to every intent, effect, and purpose, a notice, such as is required by the act to which this is a supplement, in order to the proceeding by said act, provided for recovering by the lessor the possession of the premises demised or let; and that where by special agreement as aforesaid, a longer or a shorter time of notice, for determination of the said tenancy, shall be provided, such notice shall, in like manner suffice as, and for, and instead of, and to dispense with, any notice as required by the act aforesaid, in order to the proceeding aforesaid.

Case special agreement.

Legal service of such notice from landlord.

SEC. 3. *And be it enacted,* That the notice aforesaid to quit, shall be deemed to be due and proper, and duly served, if it be signed by the said lessor, or by any one as in his behalf, and left at the dwelling-house or place of business of said tenant, with any person of the family of, or in the service or employ of said tenant, or if left with any person occupying, or inhabiting, or using the demised or let lands or tenements, or if said tenant have no dwelling-house or place of business as aforesaid, in the